

Submitted March 13, 2013  
Approved as of  
Date March 13, 2013

**MINUTES OF THE ROCKVILLE PLANNING COMMISSION  
MEETING NO. 03-2013  
Wednesday, February 13, 2013**

The City of Rockville Planning Commission convened in regular session in the Mayor and Council Chambers at 7:00 p.m., Wednesday, February 13, 2013.

**PRESENT**

Jerry Callistein, Chair

Don Hadley	David Hill
Jack Leiderman	Kate Ostell
John Tyner	

**Absent:** Dion Trahan, Marcy Waxman, Council Liaison Bridget Donnell-Newton

**Present:** Susan Swift, Director, CPDS  
Andrew Gunning, Assistant Director, CPDS  
Payman Tehrani, Assistant City Attorney  
Emad Elshafei, Chief, Traffic and Transportation  
David Levy, Chief of Long Range Planning  
Deane Mellander, Zoning Administrator  
Cindy Kebba, Planner III

**I. REVIEW AND ACTION**

**Adequate Public Facility Ordinance (APFO) - transportation standards** discussion continued with Emad Elshafei, Chief of Transportation on the topics of trip reduction and future traffic impacts.

- A. Trip Reduction** – Mr. Elshafei stated that the CTR (Comprehensive Trip Reduction) limits the allowance for automobile trip reduction to 30% within transit centered areas. A Washington Council of Governments study of multi-mode transportation compared the difference from today up to 2040 and concluded that the projected mode share wouldn't change that much over time.

**B. Update on Traffic Impact Analysis**

Mr. Elshafei stated that they're looking for other methods to assess the impact of traffic in intersections and found that Montgomery County has considered the Highway Capacity Manual method (HCM) which is a more complex method. He stated that they may use this method in the future as an alternative to the CLV.

Commissioner Leiderman moved, seconded by Commissioner Hadley, to recommend keeping the CTR percentage of 30% as it is and continue to study the issue but make no recommendations about changing it until there is a basis to do so. The motion passed 4-2 (Commissioners Tyner and Hill voted no and Commissioner Trahan was absent). Commissioner Hill, joined by Commissioner Tyner, asked for and consent was given, to allow submission of a minority opinion on the recommendation that greater flexibility for new ideas is desirable.

Commissioner Ostell moved, seconded by Commissioner Hadley, to recommend to Mayor and Council to consider asking staff what it would take, legally, to have a procedure for developers to follow for asking for a higher reduction, including remediation. The motion passed 5-0-1 (Commissioner Leiderman abstained and Commissioner Trahan was absent).

**II. DISCUSSION/DIRECTION**

**Rockville Pike Plan** - Cindy Kebba informed the Commission that the updated Draft Rockville Pike Plan is ready for finalization and to be released to the public for additional review, and was available for questions.

Commissioner Hill moved, seconded by Commissioner Hadley to amend the staff submission of the document to only allow waivers to be granted by elected or appointed bodies of the City government. The motion passed 6-0 (Commissioner Trahan was absent).

Commissioner Ostell moved, seconded by Commissioner Hill, to make the following change in Section 4-16 in the middle of the paragraph with the sentence that starts with the design for and operation of..." and insert a phrase after "common measures" to add, "such as those, including signals used at Wooton High School." Then at the end of the sentence include a sentence, "this will be done in consultation with the section of Fleet Street near the Richard Montgomery Community.

Commissioner Ostell also indicated she would send additional updated language to clarify this section. Those additional clarifications included the following: (1. On page 4-17, first paragraph, delete the first two sentences ("It is not... ..high-speed roads.") and replace with "The goal is to keep Fleet Street and it's extension a low speed road even with the increased and new, along the extension, traffic. There is the need for mitigation for abutting residential properties." 2. On page 4-17, first paragraph, add new sentences to end of paragraph, "The current backyards of the abutting properties will always be considered backyards and not street frontage for zoning purposes. The goal is to continue to treat these properties consistently with the rest of the Hungerford neighborhood regarding setbacks, fencing, etc.. No vehicular connections will be allowed from these properties onto the Fleet Street extension.")

The motion passed 6-0 (Commissioner Trahan was absent).

Chairman Callistein suggested a new title for the plan, perhaps something like Rockville's Pike Plan. The Commission concurred.

### **III. COMMISSION ITEMS**

- A. Discuss Revisions to Rules of Procedure – these were deferred until the next meeting.
- B. Staff Liaison Report – Mr. Gunning briefed the Commission on the next meeting agenda.
- C. Old Business - None
- D. New Business – Commissioner Hadley informed the Commission of a training session conducted by the MD Planning Commissioners Association on March 5<sup>th</sup>.
- E. Minutes - January 23, 2013 – Commissioner Hill moved, seconded by Commissioner Leiderman, to approve the minutes from Meeting 02-2013. The motion passed 6-0 (Commissioner Trahan was absent).
- F. FYI Correspondence

### **IV. ADJOURN**

Commissioner Hill moved, seconded by Commissioner Leiderman, to adjourn the meeting at 10:29 p.m.

Respectfully Submitted,

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Sandra Y. Driver, Commission Secretary